



ACACIA COTTAGE

ASHTON | PE8 5LD

£465,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

Acacia Cottage, 26 The Green, Ashton, PE8 5LD

A delightful cottage with many original features, with three bedrooms, gardens, parking and outstanding rural views, set in a beautiful, Conservation village, close to Oundle.

Hall | Sitting Room | Kitchen | Back Hall | Cloakroom

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Landing | Three Bedrooms | Bathroom

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Front & Rear Gardens | Far-reaching Views | Parking

Location

Ashton is a beautiful village set around a traditional green, with a pub, The Chequered Skipper, standing to one end. The village evolved around the farms of the Ashton Estate, but many of the surviving cottages were built at the end of the 19th and early 20th century. The village has several footpaths and bridleways leading through the Wold and over the gently rolling countryside of the Nene Valley. Oundle lies about 1 ½ miles away and offers a range of family run shops, businesses and restaurants, set around the Market Place. There is a good range of schooling and leisure facilities. Peterborough lies about 12 miles away and offers extensive facilities as well as main line rail travel with journey times to London Kings Cross from about 48 mins.



The Property

This delightful "Ashton Estate" cottage sits in a fine position within the village, set back from the village green and enjoying expansive views over the neighbouring countryside of the Nene Valley.

The cottage was constructed using pitched faced, dressed stone, a hipped thatched roof and stone mullion windows. The surprisingly tall ceilings and numerous windows help to create a spacious and light dwelling. The cottage is set within a Conservation Area and is Listed Grade II.

Acacia Cottage has a wonderful simplicity to it, being very much in its original format, as the owners wished to retain the features and feeling that they inherited. It is also one of the few Ashton cottages with three bedrooms and a bathroom, upstairs, as well as its own parking spaces to the front.

The traditional ledged and braced front door opens to the hall. This has the original quarry tiled floor, which runs through to the kitchen.

The sitting room has a large, mullioned and leaded window over-looking the front garden and the village green. The open fire is the focal point and has original cupboards to one side.



The kitchen, which has a view down the rear garden, is fitted with a range of wall and base units with hardwood work-surfaces with inset ceramic sink. The range cooker is set into the chimney breast and has an Annie Quicke mural on the tiled splash area. There is space for a fridge freezer, and ample room for a table and chairs. The quarry tiled floor continues through to the back hall, where there is door to the sitting room and a door to the garden.

The cloakroom offers a WC and wash hand basin set upon a hardwood work-surface. Wall and base units provide storage and there is space and plumbing for a washing machine.

The turning staircase has a window over-looking the green. Beneath the stairs is a useful storage cupboard. The landing provides access to each of the three bedrooms and to the bathroom. A hatch with drop down ladder provides access to the loft space.

The main bedroom has view over the garden and the fields beyond. The second bedroom has the original fire grate is situ and enjoys a view over the green. The third bedroom also has a fire grate. The bathroom has a window to the rear. The room is fitted with a panelled bath with shower above, a WC and a wash hand basin.

Acacia Cottage sits behind a delightful, walled front garden, with a hand gate opening to the path, which leads to the front door. There is side access to the rear garden, which is a great size. A patio is set beside the house, ideal for breakfast or lunch on a fine day. The garden has a lengthy lawn with a chicken run and retained vegetable beds to one side. A few fruit trees are set further down, before reaching a second patio, which enjoys the sunshine all day and into the evening. This has dramatic views across the neighbouring countryside, towards Oundle and the Nene valley.

The boiler room is integral to the house and contains the oil-fired central heating boiler. This is also a useful store. Beside the lane to the front of the property, there are two parking spaces on the freehold title to Acacia Cottage.

Many of the cottages have placed shepherd's huts into the garden, which serve well as home offices or over-flow accommodation. Giga Clear fibre broadband is connected to the property, making home working a real possibility.

Services

Mains water and electricity. Private, shared drainage. Oil-fired heating. Giga Clear fibre broadband.

Council Tax

Band C

Energy Performance Rating

Cottage is Listed – exempt.

Tenure

Freehold

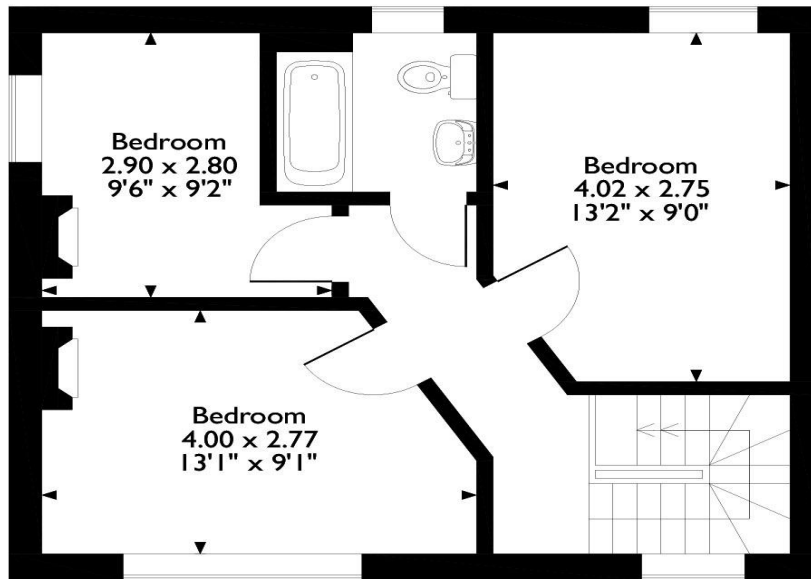
Local Authority

North Northants Council.

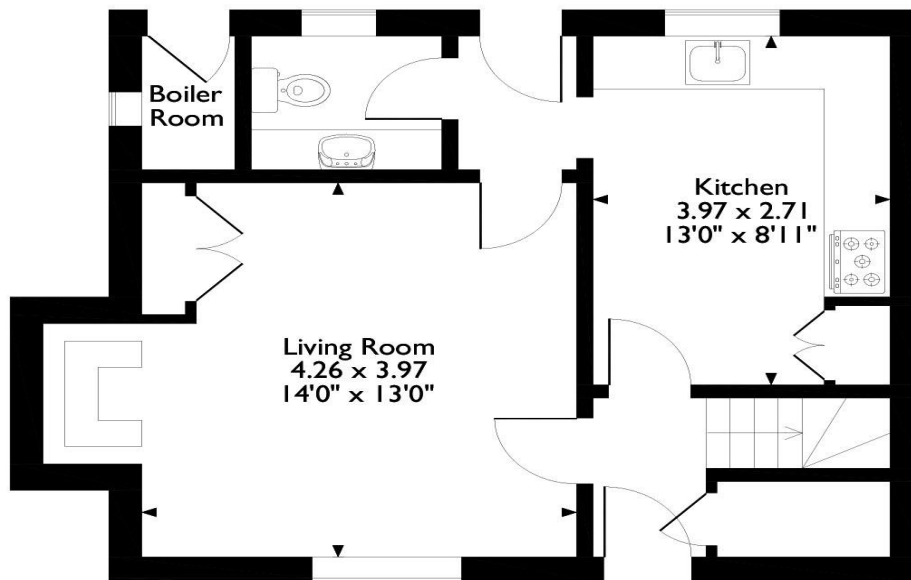
Viewing

Strictly by appointment with Woodford & Co
Tel 01832 274732 info@woodfordandco.com





First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 81 Sq/m - 872 Sq/ft

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